094.0	0002	0028.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	624,600 / 624,600
					USE VALUE:	624,600 / 624,600
					ASSESSED:	624,600 / 624,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		AERIAL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WORDEN JAMES N & PEGGY M
Owner 2:	
Owner 3:	
Street 1:	7 AERIAL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SINGH REKHA -
Owner 2:	SINGH NIRMALA -
Street 1:	33 RUSSELL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,125 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 1472 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	10	37A
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3125.000	265,000		359,600	624,600
Total Card	0.072	265,000		359,600	624,600
Total Parcel	0.072	265,000		359,600	624,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 424.32 | /Parcel: 424.3

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 61480

GIS Ref

GIS Ref

Insp Date 10/30/18

!7721!

PREVIOUS ASSESSMENT

Parcel ID 094.0-0002-0028.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	265,000	0	3,125.	359,600	624,600	624,600	Year End Roll	12/18/2019
2019	101	FV	210,800	0	3,125.	364,800	575,600	575,600	Year End Roll	1/3/2019
2018	101	FV	210,800	0	3,125.	272,300	483,100	483,100	Year End Roll	12/20/2017
2017	101	FV	210,800	0	3,125.	246,600	457,400	457,400	Year End Roll	1/3/2017
2016	101	FV	210,800	0	3,125.	236,300	447,100	447,100	Year End	1/4/2016
2015	101	FV	205,600	0	3,125.	200,400	406,000	406,000	Year End Roll	12/11/2014
2014	101	FV	205,600	0	3,125.	190,100	395,700	395,700	Year End Roll	12/16/2013
2013	101	FV	205,600	0	3,125.	180,800	386,400	386,400		12/13/2012

PRINT

Date	Time
12/10/20	22:19:59

LAST REV

Date	Time
11/30/20	13:52:49

jorourke

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7721

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SINGH REKHA,	59656-402		8/1/2012		440,000	No	No		
BILLINGS WILLIA	36226-121		8/26/2002	Family	405,100	No	No		
	8839-570		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/18/2020	878	Solar Pa	1,370	O				
2/8/2018	148	Inter Fi	58,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/30/2018	Inspected	CC	Chris C
9/27/2018	MEAS&NOTICE	BS	Barbara S
3/18/2009	Inspected	189	PATRIOT
12/13/2008	Entry Denied	372	PATRIOT
12/14/2002	MLS	MM	Mary M
2/2/2000	Meas/Inspect	197	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	61480
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3125		Sq. Ft.	Site		0	70.	1.64	5									359,625						359,600	

Total AC/HA: 0.07174 | Total SF/SM: 3125 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 359,625 | Spl Credit | Total: 359,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.00999999
Adj $ / SQ:	170.438
Other Features:	76217
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	360025
Depreciation:	95047
Depreciated Total:	264979

COMMENTS

PDAS. OF=SHOWER STALL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

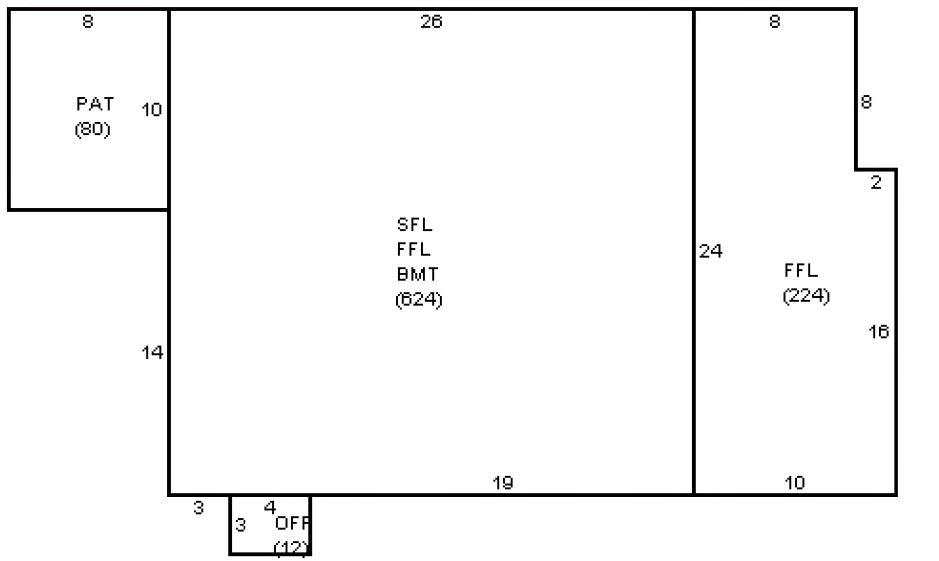
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	848	170.440	144,531
BMT	Basement	624	51.130	31,906
SFL	Second Floor	624	170.440	106,353
PAT	Patio	80	6.060	485
OFP	Open Porch	12	44.440	533

Net Sketched Area:	2,188	Total:	283,808
Size Ad	1472	Gross Are	2188	FinArea	1472
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	170.44
Special Features:	0	Val/Su Net:	121.12
Final Total:	265000	Val/Su SzAd	180.03

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

094.0-0002-0028.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	